

LEGAL DESCRIPTION
A portion of the Eastern 1/4 of Section 22, Township 7, Range of Block of the 6th 1/4 of the City of Fort Collins, Colorado, as shown on the City of Fort Collins P.U.D. map numbered 220-2-100-11-2 and recorded in the Public Records of this County of Larimer, Colorado, on this 1st day of February, 2015. The legal description of the entire section is as follows: Section 22, Township 7, Range of Block of the 6th 1/4 of the City of Fort Collins, Colorado, as shown on the City of Fort Collins P.U.D. map numbered 220-2-100-11-2 and recorded in the Public Records of this County of Larimer, Colorado, on this 1st day of February, 2015.

PLANNING & ZONING APPROVAL
APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO, ON THIS DAY OF _____, 2015, A.D.

DITCH COMPANY APPROVAL
APPROVED BY THE LARIMER COUNTY CANAL COMPANY, FORT COLLINS, COLORADO, ON THIS DAY OF _____, 2015, A.D.

OWNER'S CERTIFICATION
THE UNDERSIGNED, BEING THE LEGAL OWNER OF THE PROPERTY DESCRIBED ON THIS SITE PLAN, DO HEREBY CERTIFY THAT THEY ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

PROJECT STATISTICS

	SP	AC	% OF NET
RESIDENTIAL	80,488	0.28	88.8
PUBLIC ROW	16,278	0.28	31.2
TOTAL	96,766	0.56	100

	SP	NET FAMILY UNITS	%
SINGLE FAMILY LOTS	5	5	100
AVERAGE LOT SIZE	16,153 SQ FT	1,615 SQ FT	10.0
AVERAGE UNIT SIZE	1,615 SQ FT	1,615 SQ FT	100.0
2-4 BEDROOMS PER UNIT	1.0	1.0	100.0

	SP	NET FAMILY UNITS	%
GRASS COVERAGE	42.4	42.4	100.0
NET DENSITY	4.24	4.24	100.0

	SP	NET FAMILY UNITS	%
BUILDING RATIO	42.4	42.4	100.0
PARKING COVERAGE	42.4	42.4	100.0
PARKING CAPACITY	100	100	100.0
TOTAL SPACES	100	100	100.0

	SP	NET FAMILY UNITS	%
MINIMUM BUILDING HEIGHT	10 FT	10 FT	100.0
MAXIMUM BUILDING HEIGHT	10 FT	10 FT	100.0

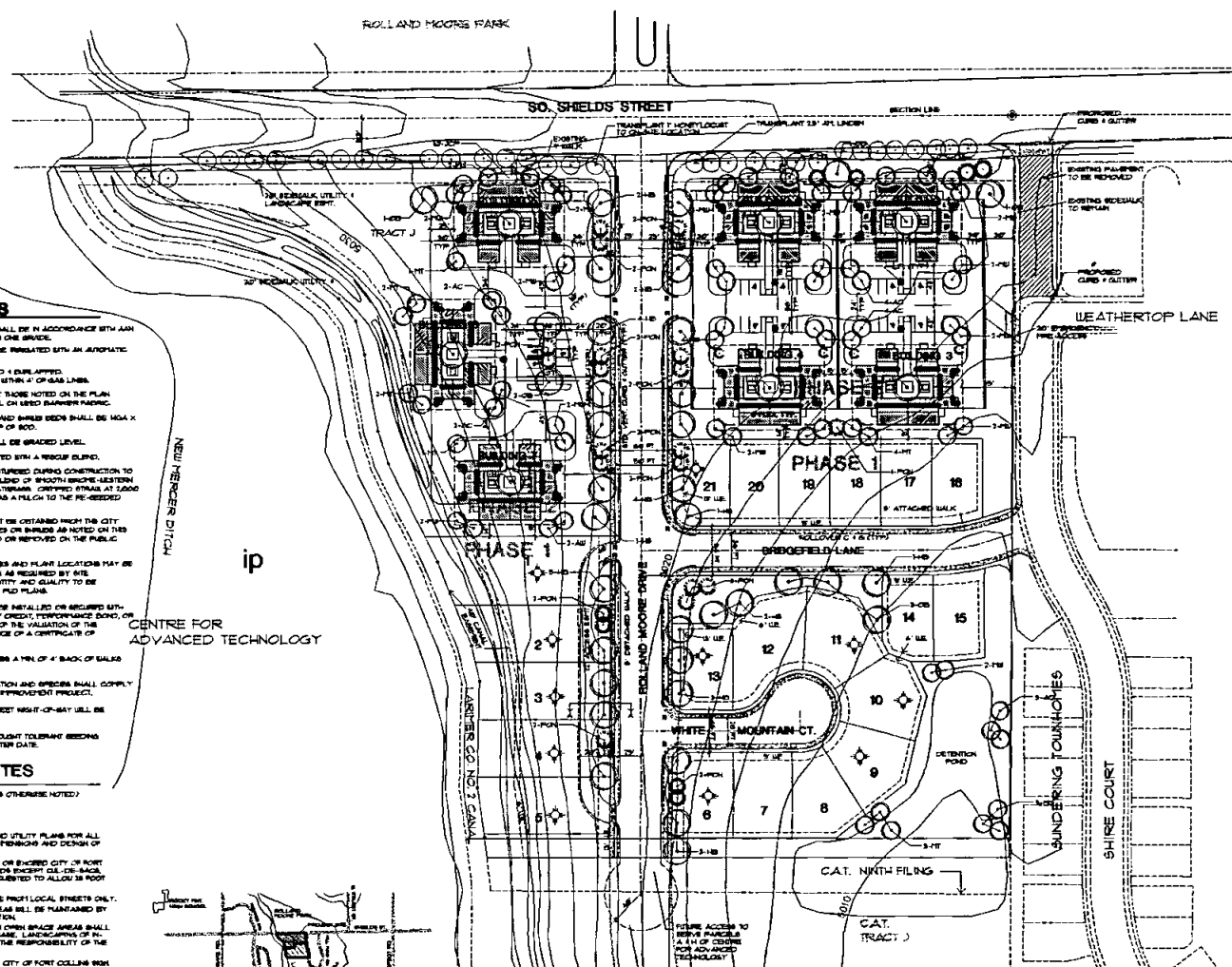
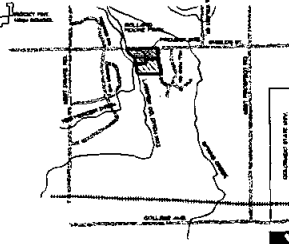
	SP	NET FAMILY UNITS	%
DEVELOPMENT SCHEDULE	SP	SP	100.0
POSTING ZONING	SP	SP	100.0

- PLANT NOTES**
1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AASV SPECIFICATIONS FOR NUMBER ONE GRADE.
 2. ALL TREE AREAS SHALL BE INSTALLED WITH AN AUTOMATIC FERTILIZATION SYSTEM.
 3. ALL TREES TO BE BALLED & BURLAPPED. NO TREES PLANT OR PLANTED WITHIN 4' OF SIDE LINES.
 4. ALL WALKS BEING EXCEPT THOSE NOTED ON THE PLAN TO BE PAVED WITH GRANITE ON LEROY GRANITE PAVING.
 5. SPACES BETWEEN GRASS AND WALKS SHALL BE 18" X 4" STEEL, SET LEVEL WITH TOP OF WALK.
 6. PARKING LOT WALKS SHALL BE GRAVEL SURFACE.
 7. ADD AREAS TO BE PLANTED WITH A WALKER BURIED.
 8. FUTURE PLANT AREAS OUTLINED DURING CONSTRUCTION TO BE RE-SEED WITH SEED BLENDED WITH 50% WESTERN MOUNTAIN-CROWNED SWEETWOOD, CROWNED PINNACLES AT 2000 ELEVATION TO BE APPLIED AS A MULCH TO THE RE-SEED AREA.
 9. A TREE TREE PERMIT MUST BE OBTAINED FROM THE CITY FORESTER BEFORE ANY TREES OR BURLAP ARE NOTED ON THIS PLAN ARE PLANTED, PLANTED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY.
 10. WORK CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PUD PLAN.
 11. ALL LANDSCAPING MUST BE INSTALLED OR SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR OTHER ACCOUNT FOR DEF. OF THE VALIDATION OF THE MATERIALS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 12. LOCATE ALL 3" GAL. SCHEDULE 40 STEEL W/ 4" BACK OF WALLS AND CURBS.
 13. STREET TREE FINAL LOCATION AND SPECIES SHALL COMPLY WITH "CITIES 101" CAPITAL IMPROVEMENT PROJECT.
 14. ALL LANDSCAPING IN STREET RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER.
 15. CHANGED TO BE A PROGRESS TOLERANT BEINGS TO BE DETERMINED AT A LATER DATE.

- PROJECT NOTES**
1. SETBACKS (FROM FRONT ALLEYS OTHERWISE NOTED) FRONT: 30 FEET, SIDE: 5 FEET, CORNER SIDE: 5 FEET, REAR: 5 FEET.
 2. SEE PUD FOR PLANT AND UTILITY PLANS FOR ALL EXISTING LOT AREAS, OPENINGS AND DESIGN OF STREETS AND WALKS.
 3. ALL LOCAL STREETS MUST BE EXISTING CITY OF FORT COLLINS OR EXISTING IN ANOTHER CITY. SEE CITY RECORDS FOR A VARIANCE IS REQUESTED TO ALLOW 38 FOOT SIDE STREET.
 4. EXCEPT LOT ACCESS TO BE FROM LOCAL STREETS ONLY.
 5. COMMON OPEN SPACE AREAS SHALL BE PLANTING BY A HOMEOWNERS ASSOCIATION.
 6. LANDSCAPING OR COMMON OPEN SPACE AREAS SHALL BE INCLUDED WITH THIS PHASE. LANDSCAPING OF ALL OTHER LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL HOMEOWNER.
 7. SIGN SHALL COMPLY WITH CITY OF FORT COLLINS SIGN CODE.
 8. PRIVACY FENCES SHALL BE LIMITED TO MATCH SIGN STYLE. COLOR OF MATERIAL MATCHING THE HOUSE. MAXIMUM HEIGHT SHALL BE 5 FT.

SOLAR ORIENTATION

☐ LOTS MEETING SOLAR REQUIREMENTS - 81
☐ PERCENTAGE OF LOTS MEETING SOLAR REQUIREMENTS - 81%
(VARIANCE APPROVED WITH PRELIMINARY)



In Soil Design

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